

COUNTY OF YORK

MEMORANDUM

DATE: July 26, 2006 (PC W/S 8/2/06)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. ZM-104-06, York County Board of Supervisors

On June 6 the Board of Supervisors sponsored Application No. ZM-104-06 to amend the York County Zoning Map by reclassifying various properties in accordance with the updated Comprehensive Plan adopted in December 2005. At its July 12 public hearing on this application, the Planning Commission received comments from a total of twenty (20) citizens, and the Planning Division has also received comments and questions on the proposed rezoning in person and via email, mail, and telephone from over forty (40) citizens and property owners, some of whom also spoke at the public hearing. (The attached contact log has been updated to include comments that have been received since the July 12 meeting.) Staff has compiled the attached summary of comments from those citizens who have expressed specific concerns about the proposed rezoning as it relates to their property. In each case, staff has provided additional information to explain the rationale for its recommendation and, in a few cases, correct misconceptions on the part of some citizens.

The upcoming work session on August 2 will be an opportunity for the Commission to discuss in detail the various issues and concerns that have been raised by property owners. In addition, members will no doubt have their own particular questions or areas of concern, and we encourage you to come to the work session prepared to raise them. It is not expected that any final decisions will be made at the work session, and in fact, depending on the number and complexity of the issues to be discussed and the amount of additional staff work required, the Commission might wish to hold a second work session before taking any action on the proposed rezonings. Please be aware that there is no urgent need to act on this application. Section 15.2-2285.B of the *Code of Virginia*, gives the Commission up to 100 days after the July 12 meeting to make its recommendation to the Board of Supervisors, so there is plenty of time to consider, discuss, and deliberate over the various issues involved. Under the state guidelines, the Commission could wait until its October 11 meeting to make a final recommendation if it so chooses.

TCC

Attachment

- Summary of Public Comments to the Planning Commission